



## Pre-Application Forum

Report by Development Management Manager

**Meeting Date: 24 September 2020**

<b>Site Address:</b>	Former Kincorth Academy, Site Bounded By Cairngorm Drive, Cairnvale Terrace, Deevale, Gardens, Auldearn Place & Kincorth Circle Aberdeen AB12 5NL
<b>Description of Proposal:</b>	Major Residential Development for approximately 213 No. units comprising a mix of unit types, associated streets, parking and amenity spaces
<b>Notice Ref:</b>	200989/PAN
<b>Notice Type:</b>	Proposal of Application Notice
<b>Notice Date:</b>	24 August 2020
<b>Applicant:</b>	Aberdeen City Council
<b>Ward:</b>	Kincorth/Nigg/Cove
<b>Community Council:</b>	Kincorth And Leggart
<b>Case Officer:</b>	Dineke Brasier

## **RECOMMENDATION**

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It is recommended that the Forum –

- a) note the key issues identified;
- b) if necessary seek clarification on any particular matters; and
- c) identify relevant issues which they would like the applicants to consider and address in any future application.

## **APPLICATION BACKGROUND**

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### **Site Description**

The application site was previously occupied by Kincorth Academy and associated playing fields, and is located in Kincorth. All buildings have been removed from the site and it is vacant. It has an irregular shape extending to c.3.9ha. The site is bounded by Deevale Gardens, Kincorth Circle and Kincorth Playing Fields to the north; existing three storey flats fronting onto Auldearn Place to the east; Cairngorm Drive and predominantly two storey terraced houses to the south; and three storey flats facing out on Cairnvale Terrace to the west. Mature trees are located along the north and parts of the southern boundary, whereas there is a high mature hedge along the western boundary and part of the southern boundary. There is a distinct change in levels between the eastern part of the site, which used to house the school buildings, and the western half of the site, where the playing fields were, with the latter set at a significantly higher level.

The entire site, including the playing fields to the west, is allocated as an opportunity site – OP105 - in the 2017 Aberdeen Local Development Plan. This allocation is proposed to be repeated in the 2020 Proposed Local Development Plan.

### **Relevant Planning History**

A Proposal of Application Notice (PoAN) was submitted for this proposal under planning reference 200989/PAN on 24<sup>th</sup> August 2020. Details submitted included the intention to undertake virtual and physical public consultation events. However, no further details of when and where these will take place were submitted. The PoAN has therefore not been agreed to date.

## **APPLICATION DESCRIPTION**

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### **Description of Proposal**

A major residential development of approximately 215 residential units, associated streets, parking and amenity spaces.

Full details of the proposal are still being prepared and have not been formally submitted at this stage. An indicative site layout submitted as part of the PoAN shows a layout with a total of 213 units, as 27 houses and 186 flats. The flatted blocks would generally be two and three storeys in height, and would predominantly be located in the west, south and east parts of the site, with the terraced properties located along the north boundary. Vehicular access would be taken from Kincorth Circle and Deevale Gardens to the north, Cairnvale Terrace to the west and Cairngorm Drive to the south. A central linear open space through the site would run in a north-south direction, roughly where the existing banked change in levels is.

## **MATERIAL CONSIDERATIONS**

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### **Legislative Requirements**

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that where, in making any determination under the planning acts, regard is to be had to the provisions of the Development Plan and that determination shall be made in accordance with the plan, so far as material to the application unless material considerations indicate otherwise

## **National Planning Policy and Guidance**

Scottish Planning Policy

## **Aberdeen City and Shire Strategic Development Plan (2020) (SDP)**

The Strategic Development Plan 2020 was published in August 2020. The purpose of this Plan is to set a clear direction for the future development of the City Region. It sets the strategic framework for investment in jobs, homes and infrastructure over the next 20 years and promotes a spatial strategy for the next 20 years. All parts of the Strategic Development Plan area will fall within either a Strategic Growth Area or a Local Growth and Diversification Area. Some areas are also identified as Regeneration Priority Areas. The following general targets are identified; promoting diversified economic growth, promoting sustainable economic development which will reduce carbon dioxide production, adapting to the effects of climate change and limiting the amount of non-renewable resources used, encouraging population growth, maintaining and improving the region's built, natural and cultural assets, promoting sustainable communities and improving accessibility in developments.

The Aberdeen City Local Development Plan 2017 will continue to be the primary document against which applications are considered. The Aberdeen City & Shire SDP 2020 may also be a material consideration.

## **Aberdeen Local Development Plan (2017)**

- D1 - Quality Placemaking by Design
- I1 – Infrastructure Delivery and Planning Obligations
- T2 – Managing the Transport Impact of Development
- T3 – Sustainable and Active Travel
- H1 – Residential Areas
- H3 – Density
- H4 – Housing Mix
- H5 – Affordable Housing
- NE3 – Urban Green Space
- NE4 – Open Space Provision in New Development
- NE5 – Trees and Woodland
- NE6 – Flooding, Drainage and Water Quality
- R2 - Degraded and Contaminated Land
- R6 – Waste Management Requirements for New Development
- R7 – Low and Zero Carbon Buildings, and Water Efficiency
- C11- Digital Infrastructure

## **2020 Proposed Aberdeen Local Development Plan**

- WB1 - Healthy Developments
- NE2 - Green and Blue Infrastructure
- NE4 - Our Water Environment
- NE5 - Trees and Woodland
- D1 - Quality Placemaking
- D2 - Amenity
- H1 - Residential Areas
- H3 - Density

- H4 - Housing Mix and Need
- H5 - Affordable Housing
- I1 - Infrastructure Delivery and Planning Obligations
- T2 - Sustainable Transport
- T3 - Parking
- R2 - Degraded and Contaminated Land
- R5 - Waste Management Requirements for New Development
- R6 - Low and Zero Carbon Buildings, and Water Efficiency
- R8 - Heat Networks
- CI1 - Digital Infrastructure

### **Supplementary Guidance and Technical Advice Notes**

Affordable Housing

Flooding, Drainage and Water Quality

Green Space Network and Open Space

Materials: External building materials and their use in Aberdeen

Planning Obligations

Resources for New Development

Transport and Accessibility

Trees and Woodlands

## **EVALUATION**

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### **Principle of development**

The site is located in an existing residential area, and is allocated for residential development as OP105 (Kincorth Academy) in the 2017 Aberdeen Local Development Plan. This allocation is proposed to be continued in the 2020 Proposed Local Development. The site is part of the Strategic Infrastructure Plan Affordable Housing Programme.

Policy H1 (Residential Areas) sets out that within existing residential areas, the principle of residential development is generally acceptable provided it would not constitute overdevelopment; would not have an unacceptable impact on the character and amenity of the surrounding area; does not result in the loss of valuable and valued areas of open space; and would comply with relevant Supplementary Guidance.

Even though included as part of the Opportunity Site allocation, the western half of the site was previously used as playing fields and tennis courts in association to the use of the wider site as a secondary school and were covered as part of the 2010 Open Space Audit. As such, policy NE3 (Urban Green Space) will also be relevant in the assessment of any application on the site.

### **Layout, Scale and Design**

Issues of layout, scale and design will need to be considered against policy D1 (Quality Placemaking by Design). Policy D1 advises that all development must ensure high standards of design, and have a strong and distinctive sense of place which takes account of the context of the surrounding area, and will be required to offer opportunities for connectivity, which take into account the character and scale of the development, and how it will sit within this wider context.

Proposals will be considered against the six qualities of successful placemaking:

1. Distinctive;
2. Welcoming;
3. Safe and pleasant;
4. Easy to move around;
5. Adaptable; and
6. Resource efficient.

Policies H3 (Density) and H4 (Housing Mix) will also be relevant. Policy H3 (Density) will seek an appropriate density of development on all housing allocations. On sites exceeding 1ha, this density should be at least 30 dwellings per hectare. However, consideration should be given to the site's characteristics, its setting and the surrounding context. An attractive residential environment should be provided to safeguard living conditions. Furthermore, policy H4 sets out that housing developments larger than 50 units are required to achieve an appropriate mix of dwelling types and sizes, reflecting the accommodation requirements of specific groups, in particular families, older people and people with particular needs, and including smaller units.

In addition, policy NE4 sets out that new open space should be provided as part of new development. This open space should be functional, useful and publicly desirable. The minimum provision of open space should be at least 2.8ha per 1000 people, and public or communal open space should be provided in all residential developments. In areas where the Open Space Audit has shown that existing open space is of poor quality, contributions may be sought to enhance existing provision instead of new provision required.

## **Technical Matters**

### *Affordable Housing*

The site is promoted by Aberdeen City Council and is included in the Strategic Infrastructure Plan Affordable Housing Programme. All housing units delivered will therefore be considered affordable housing units. However, due to the size of the proposed development, the proposal will be required to be assessed against policy H5 (Affordable Housing), which sets out that at least 25% of all residential units should be affordable housing units.

### *Developer Obligations:*

Policy I1 (Infrastructure Delivery and Planning Obligations) sets out that development must be accompanied by the infrastructure, services and facilities required to support new or expanded communities and the scale and type of developments proposed. Where a development will place additional demands on community facilities or infrastructure that would necessitate new facilities or exacerbate deficiencies in existing provision, the Council will require the developer to meet or contribute to the cost of providing or improving such infrastructure or facilities. The level of infrastructure requirements and contributions will be outlined by Aberdeen City Council through a Developer Obligations Assessment.

### *Transport and Accessibility*

Policy T2 (Managing the Transport Impact of Development) sets out that all new development must demonstrate that sufficient measures have been taken to minimise traffic generated and to maximise opportunities for sustainable and active travel. Under policy T3 (Sustainable and Active Travel) it must be demonstrated that all new development should be accessible by a range of transport modes, with an emphasis on active and sustainable transport, including consideration of its position in relation to active bus, cycle and pedestrian routes. Parking requirements are set out in the Transport and Accessibility Supplementary Guidance, and are dependent on the size of units, and their tenure.

### *Trees*

Policy NE5 (Trees and Woodlands) includes a presumption against all activities and development that will result in the loss of, or damage to, trees that contribute to nature conservation, landscape character, local amenity or climate change adaptation and mitigation.

### *Drainage*

Policy NE6 (Flooding, Drainage and Water Quality) sets out that all development proposals of 5 or more homes should be accompanied by a Drainage Impact Assessment. This should detail how surface water and waste water will be managed. Surface water drainage must be the most

appropriate available in terms of SuDS, and avoid flooding and pollution both during and after construction.

#### *Contaminated Land*

Policy R2 (Degraded and Contaminated Land) sets out that the City Council will require all land that is degraded or contaminated is either restored, reclaimed or remediated to a level suitable for its proposed use. There is the potential for the site to be contaminated due to the former use of the site by a school building which was known to contain asbestos, and as such a land contamination assessment would be required as part of the submission.

#### *Waste*

Policy R6 (Waste Management Requirements for New Developments) sets out that all new developments should have sufficient space for the storage of general waste, recyclable materials and compostable wastes. Furthermore, flatted developments will require communal facilities that allow for the separate storage and collection of these materials. Details of storage facilities and means of collection must be included as part of the planning application submission.

#### *Sustainable development*

Policy R7 (Low and Zero Carbon Buildings, and Water Efficiency) sets out that all new buildings must meet at least 20% of the building regulations carbon dioxide emissions reduction target applicable at the time of the application through low and zero carbon generating technology. With regards to water efficiency, all new buildings are required to use water saving technologies and techniques. Details should be submitted as part of the application, or can be conditioned.

#### *Digital Infrastructure*

Policy C1 (Digital Infrastructure) sets out that all new residential development will be expected to have access to modern, up-to-date high-speed communications infrastructure. All planning applications for more than 5 houses should therefore be accompanied by evidence that this can be achieved on the site.

## **PRE-APPLICATION CONSULTATION**

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In 200989/PAN, the applicant has indicated that they will undertake, as a minimum, a virtual consultation event with at least one physical event if circumstances would allow. These events are proposed to take place in October/ November 2020, but no date has been set. The results of any preapplication consultation will need to be submitted as part of the Pre-Application Consultation Report, which will form part of the detailed planning application.

## **NECESSARY INFORMATION TO SUPPORT ANY FUTURE APPLICATION**

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As part of any application, the applicant has been advised that the following supporting information would need to accompany the formal submission –

- Pre-Application Consultation Report;
- Design and Access Statement, including visualisations;
- Planning Statement;
- Transport Assessment;
- Travel Plan;
- Drainage Impact Assessment;
- Tree Survey and Arboricultural Impact Assessment;
- Landscape Strategy;
- Land Contamination Assessment

## **RECOMMENDATION**

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- a) note the key issues identified;
- b) if necessary seek clarification on any particular matters; and
- c) identify relevant issues which they would like the applicants to consider and address in any future application.